

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SUMMERVILLE DEVELOPMENT, INC.

This Department has no objections to this application.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. and SW 232 St. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 227 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

A handwritten signature in black ink, appearing to read "Raul A Pino". The signature is fluid and cursive, with a large initial "R" and "A".

Raul A Pino, P.L.S.

23-SEP-04